

**Chicago Housing Authority
Board of Commissioners Public Session
Meeting of March 20, 2007**

Lathrop Boys & girls Club, 2915 North Leavitt, Chicago, IL

	Residents Name/Property/	Question/Comment	Status
1.	Juanita Stevenson	When is the Lathrop Working Group scheduled to meet? When meeting is scheduled requesting resident participation. Buildings in Lathrop need tuck pointing. Residents complaining about leaks and mildew in their units. Rat infestation in development.	The CHA does not have a definite date for future Lathrop Homes Working Group meetings at this time. The working group has always included resident participation. CHA plans to redevelop Lathrop Homes will address tuckpointing and other infrastructure issues. The City of Chicago along with Anderson Pest Control have begun baiting as well as extermination in the rat infested areas.
2.	Sandra Cornwell	What are the plans for Lathrop and Lathrop residents?	The CHA is planning to redevelop Lathrop Homes as a mixed-income community.
3.	Lee Mikel	Concerned about implementation of ceiling rent policy.	See Attached FAQ
4.	Hank Browne	How are market rents derived? Did CHA consider square footage, bathtubs, security and other amenities? Has anyone challenged, on behalf of seniors, the fairness of these figures? Who are the advocates for seniors? Do rents reflect "market rates" or "competitive rates"	See Attached FAQ
5.	Lena Horne	Seniors are against abolishment of flat rent. Who ordered and authorized this?	See Attached FAQ
6.	Ammanda Leonard	Requesting Board to reconsider ceiling rent.	See Attached FAQ
7.	Robert Davidson	Infestation of geese and droppings in park. Requesting City and CHA to address issue.	The City of Chicago along with the CHA are currently addressing the geese issue.
8.	Pecola Doggett	Requesting Board to reconsider ceiling rent. No prior notice given and management unable to answer her concerns. Roof leak in her unit.	See Attached FAQ. The CHA is currently investigating the residents roofing concerns.
9.	Rachel Goodstein	Redevelopment of Lathrop is not in the best interest of Lathrop residents. What will happen to the Boys & Girls Club?	Currently, there are no plans to remove this community facility.

10.	Jeanie Pitman	Requested that Lathrop residents concerns be taken into consideration in conjunction with redevelopment plans.	Yes, Lathrop Homes resident concerns are considered. Generally, the Lathrop Homes LAC President serves as the resident's representative as part of any planning teams and/or activities.
11.	Shirley Hammond	Would like to be kept abreast of plans for 1039 Hollywood building so that she can relay information to former tenants.	Comments Noted
12.	Wanda Finle	When can she expect Lathrop Working Group to start meeting again?	The CHA does not have a definite date for future Lathrop Homes Working Group meetings at this time.
13.	Leola Young	After redevelopment, will residents be able to afford living in Lathrop	Yes, CHA residents will be able to afford to live at the Lathrop Homes site after redevelopment.

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Board of Commissioners

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What type(s) of rent does the CHA offer to residents?

The CHA offers residents the choice between income-based rent and flat rent.

What is income-based rent?

Income-based rent is the greater of 30% of the family’s monthly adjusted income or ten percent of the family’s gross income.

Income-based rent can never fall below the CHA’s minimum rent of \$50 per month. In accordance with HUD regulations, families facing extreme financial hardship may be exempt from the minimum rent payment.

What is flat rent?

Flat rent was established as part of the Quality Housing and Work Responsibility Act (QHWRA) of 1998. HUD requires that public housing authorities establish a flat rent that is based on the market-rate rent for comparable units in the private market. There are several factors that determine flat rent rates including:

- Location
- Quality
- Unit and bedroom size
- Unit type
- Age of unit
- Amenities
- Housing services
- Maintenance
- Utilities provided by the CHA

Flat rent was established to encourage self-sufficiency and to avoid creating disincentives for continued occupancy of families that are self-sufficient or becoming self-sufficient. As these families experienced an increase in their incomes, their income-based rents were exceeding the market-rate rents for their neighborhoods. Thus, flat rent alleviated the rent burden for these self-sufficient families.

When do residents select their rental payment choice?

Residents may choose their rental payment at initial admission and each year during recertification. At any time, a resident may choose to switch from flat rent to income-based rent if their financial situation changes. Flat rent can be chosen only during recertification, however.

What was ceiling rent?

Ceiling rent was the rent that the CHA previously offered that was last adjusted in 1998 and below the current area market rate prices. In October 2002, HUD mandated that all ceiling rents be adjusted to the level of flat rents. Therefore, the CHA no longer offers ceiling rents. The rent choices are income-based rent or flat rent.

Why were ceiling rents removed?

HUD previously approved the ceiling rents offered by the CHA based on the conditions of much of the CHA’s housing stock. Through the implementation of the QHWRA, federal regulations required the CHA and the other housing authorities across the nation to bring ceiling rents to the level of market rent or Flat Rent.

Who is affected by the implementation of flat rent?

The introduction of flat rents affects less than two percent of the CHA's public housing population (approximately 73 families). Of those, 38 selected the flat rent option, meaning that their income was high enough to make the flat rent a better option than income-based rent.

Of the CHA's public housing residents, 89% pay income-based rent, ten percent pay the minimum of \$50 and just less than one percent pay flat rent. The majority of the CHA's public housing residents make less than \$20,000 a year, making many of their rent payments less than most ceiling rents.

Other information

In determining a resident's rent payment (total tenant payment or TTP), there are certain categories of income that are excluded from the calculation. In addition, there are a number of deductions taken from the rent calculation, including utility allowances for resident paid utilities.

For a full list of excluded income and deductions, see Section XI of the CHA's FY2005 Admissions and Continued Occupancy Policy.

For more information on CHA rents, call Charles Hillman at 312/913-7222.